



City of Richmond

**Report to Committee**

To Council - Oct 14, 2003

To Planning - Oct 7, 2003

**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications

**Date:** September 25, 2003

RZ 03-242688

File: 8060-20-7598

**Re: APPLICATION BY WILLIAM R. RHONE FOR REZONING AT 8733 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

**Staff Recommendation**

That Bylaw No. 7598, for the rezoning of 8733 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

*H. Duebe*

*ber*

Joe Erceg  
Manager, Development Applications

Att. 3

JE:ef

**FOR ORIGINATING DIVISION USE ONLY**  
**CONCURRENCE OF GENERAL MANAGER**  
*[Signature]*

## Staff Report

### Origin

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the northwest corner of the intersection of Blundell Road and Garden City Road (**Attachment 1**). William R. Rhone has applied to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to a Comprehensive Development District (CD/120) in order to develop 5 three-storey townhouses on the site (**Attachments 2 & 3**).

### Findings of Fact

<i>Item</i>	<i>Existing</i>	<i>Proposed</i>
<b>Owner</b>	T. & M. Ventures Ltd.	TYS Holdings Ltd.
<b>Applicant</b>	William R. Rhone	No change
<b>Site Size (Source: GIS)</b>	1,106.475 m <sup>2</sup> 0.27 acres)	No change
<b>Land Uses</b>	Single-family residential	5 - three-storey Townhouses
<b>OCP Designation</b> • City Centre	Residential	No change
<b>Sub-Area Plan Designation</b> • St. Albans	Multi-Family Low Rise (3-storey Apartments, Townhouses, Two-Family or Single-Family Dwellings)	Three-storey Townhouses
<b>Zoning</b>	Single-Family Housing District, Subdivision Area E (R1/E) • 0.55 Floor Area Ratio (FAR)	Comprehensive Development District (CD/120) • 0.70 Floor Area Ratio (FAR)
<b>Parking Required</b> • For (CD/120)	Residents: 1.5 spaces/unit x 5 dwellings = 8 spaces Visitors: 0.2 spaces/unit x 5 dwellings = 1 space Total: 1.7 spaces/unit x 5 dwellings = 9 spaces	
<b>Parking Proposed</b> • For (CD/120)	Residents: 2 spaces/unit x 5 dwellings = 10 spaces Visitors: 1 space Total: 11 spaces	

### Surrounding Development & Related Policies

The site immediately to the west and north of the subject site fronting on Garden City Road and Blundell Road was rezoned in 1993 to Townhouse and Apartment District (R3) to permit the development of 80 three-storey townhouses in 12 clusters. A Neighbourhood Service Centre is located to the south and south east of the site across Blundell Road and a Neighbourhood Pub is located to the east, across Garden City Road.

***St. Albans Sub-area Plan***

The St. Albans Sub-Area Plan encourages the development of the site and its neighbours with low-rise apartment buildings and townhouses. As such, most land in St. Albans is zoned Townhouse and Apartment District (R3). Only a few residential lots are not zoned R3. Many of these are smaller parcels (e.g. many of which are too small to meet the minimum lot size stipulated under R3), which are increasingly being rezoned to Comprehensive Development District (CD) to permit their development with small infill townhouse projects. The subject site is one of the last remaining small development parcels in the area for which the City has not yet approved a multiple-family residential project. The base density proposed for the subject site is 0.67 FAR. Similar small development sites that share the same land use designation in the Plan have been rezoned to 0.70 FAR (7511 and 7551 Garden City Road, the corner site at General Currie and 7140 St. Albans Road).

***Comprehensive Development District (CD/120)***

The proposed zoning, CD/120, was originally drafted for the corner lot at 8411 Bennett Road, at St. Albans Road, with the intent that it could eventually be applied to the other small lots in the St. Albans area. The use of CD/120 is attractive for small-lot townhouse development for several reasons:

- Its permitted height is greater than that of Townhouse District (R2), thus, providing for 3 storeys, rather than just 2, and a better “fit” between small- and large-lot (R3) projects.
- Its side and rear yard setbacks (e.g. 1.2 m/3.94 ft.) are smaller than those of R2 (e.g. 3 m/9.84 ft.) and R3 (6 m/19.69 ft.). This not only makes small-lot development feasible (e.g. the setbacks under R3 render small lots like the subject site undevelopable), but provides greater flexibility through the design process and Development Permit review to consolidate yard space where it offers greatest advantage, rather than simply providing a ribbon of green space around the perimeter of each site.
- Its permitted density (0.7 floor area ratio/FAR) is greater than that of R2 (0.55 FAR) and R3 (0.6 FAR), which provides greater incentive for developers to tackle these small and somewhat difficult sites.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

**Staff Comments*****Policy Planning***

Rezoning of the subject site, as proposed, is consistent with the City’s goals and objectives for the City Centre and the St Albans Sub-Area. Under the proposed zoning, CD/120, the applicant has demonstrated the ability to create an attractive, livable project presenting a pedestrian-friendly form that is in keeping with adjacent large townhouse project. The proposed 6 m setback on Garden City Road is consistent with zoning, and the proposed setback of 6 m from Blundell Road, though greater than required by zoning, provides a consistent and appropriate relationship to the existing townhouses to the west. Furthermore, the siting of the interior single-family building, though constrained by the lot’s small size, provides for ample sunlight and privacy by locating private outdoor space to the west where it provides a buffer to the rear of the neighbouring units, and by increasing the setback at the north property line to 3.8 m (from the minimum required 1.2 m setback), which provides for an additional landscaped buffer to the existing visitor parking serving the adjacent development.

With regard to the project's design, staff have concluded that the proposed layout makes good use of the site given the proposed housing type (which is consistent with its neighbours). With this and other aspects of the project in mind, staff have the following design recommendations:

- Special attention should be given to enhancing pedestrian access from the street to the interior unit, including the development of an attractively landscaped open space/pathway from Garden City Road (i.e. a large specimen tree, shrubs, seating and/or ornamental gateway, and decorative paving in conjunction with the proposed trellis structure), a special paving treatment on the driveway surface, and tree planting, where possible, within the rear portions of the site;
- Provision of four trees inside the property line along Blundell Road (e.g. one per unit at the edges of the private yards) and four trees inside the property line along Garden City Road, along with boulevard street trees at the back of curb, in order to provide a double row of trees on both street frontages;
- Retention of the existing low wall and fence along Blundell Road and Garden City Road is supported;
- Attention should be paid to the detailed design of the open entrance porches to ensure that they enhance the streetscape and compliment use of the private front yards; and
- These and more detailed design issues should be addressed through a Development Permit application, the processing of which should be to the satisfaction of the Manager of Development Applications prior to final adoption of the subject site's pending rezoning.

### ***Transportation***

The subject site will be accessed via a cross-access easement across the adjacent existing townhouse site to the north, 7831 Garden City Road, from the existing crossing on Garden City Road. No direct vehicular access to Blundell Road or to on Garden City Road from the subject site shall be permitted. Staff have no other concerns.

### ***Engineering Works***

Prior to Building Permit, the developer shall:

1. Enter into the City's standard Servicing Agreement to design and construct, at his sole cost, frontage improvements along Garden City Road and Blundell Road to City Centre standards, including:
  - Curb and gutter restoration, as required;
  - 1.5 m wide treed/landscaped boulevard at the back of curb;
  - 2 m wide concrete sidewalk at the back of the boulevard; and
  - Decorative street lighting
  - Note: The site survey shows the decorative fence along the south edge encroaching into the City ROW. Transportation will be widening out this intersection to create left turn bays sometime in the future, at which time the sidewalk would need to be moved. Further discussions are required to determine if the fence must also be relocated. Moving it now saves the City cost plus clearly identifies to the future owners of this forthcoming complex where the sidewalk will be permanently. Sidewalk relocation is at the developer's sole cost.

**Analysis**

The proposed use of the subject site is in keeping with Official Community Plan population projections and City Centre Area Plan objectives for “the development of a broad range of housing to meet the needs of a sizeable and diverse resident population”. Furthermore, the small scale, street orientation, and variety demonstrated by small-lot developments, such as the subject project, is contributing to a more interesting and pedestrian-friendly neighbourhood character. Comprehensive Development District (CD/120), which has been approved for use in a number of small-lot townhouse projects in the local area, appears to be well suited to the subject property and will provide for a good “fit” with neighbouring developments. Overall, the project appears to be well thought out and to be an appropriate addition to the St. Albans area.

**Financial Impact**

None.

**Conclusion**

1. This application can be supported because it is in conformance with the City Centre Area Plan and the St Albans Sub-Area Plan, and is consistent with neighbouring development.
2. Rezoning of the subject property to Comprehensive Development District (CD/120) merits favourable consideration.



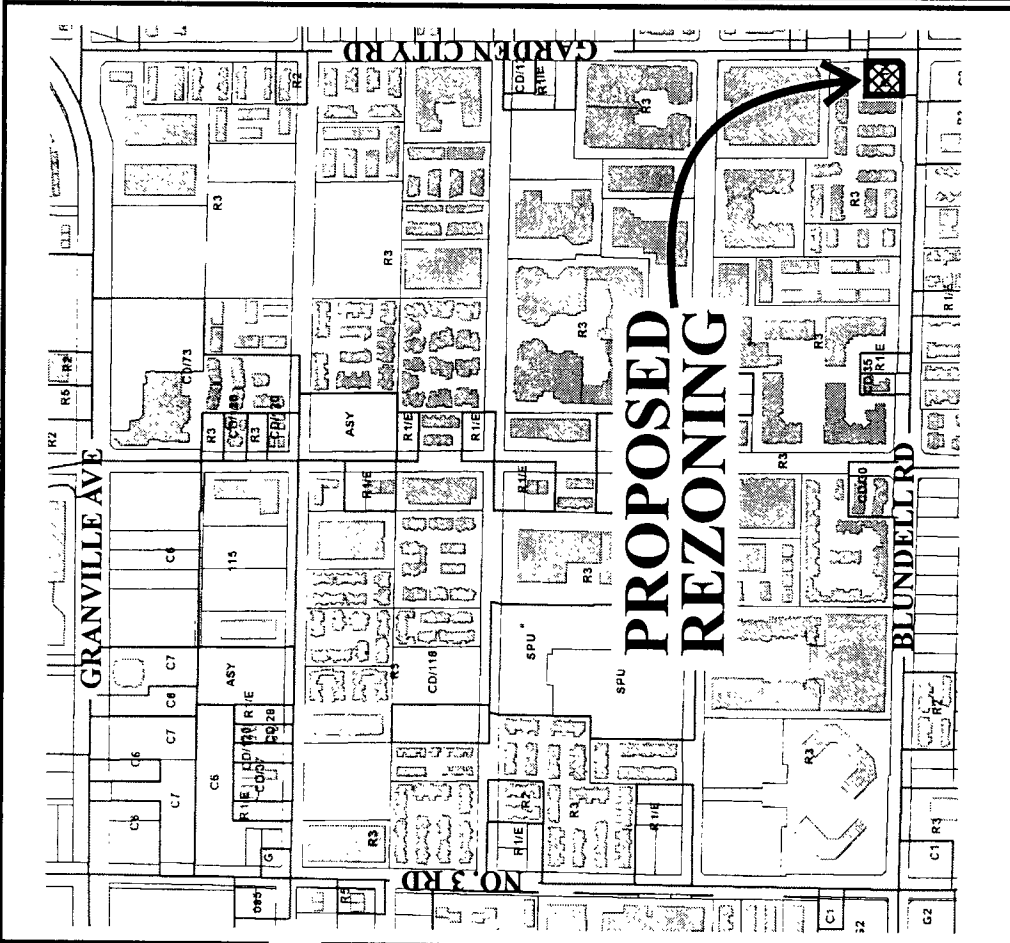
Eric Fiss  
Community Planner  
(4193 )

EF:cas

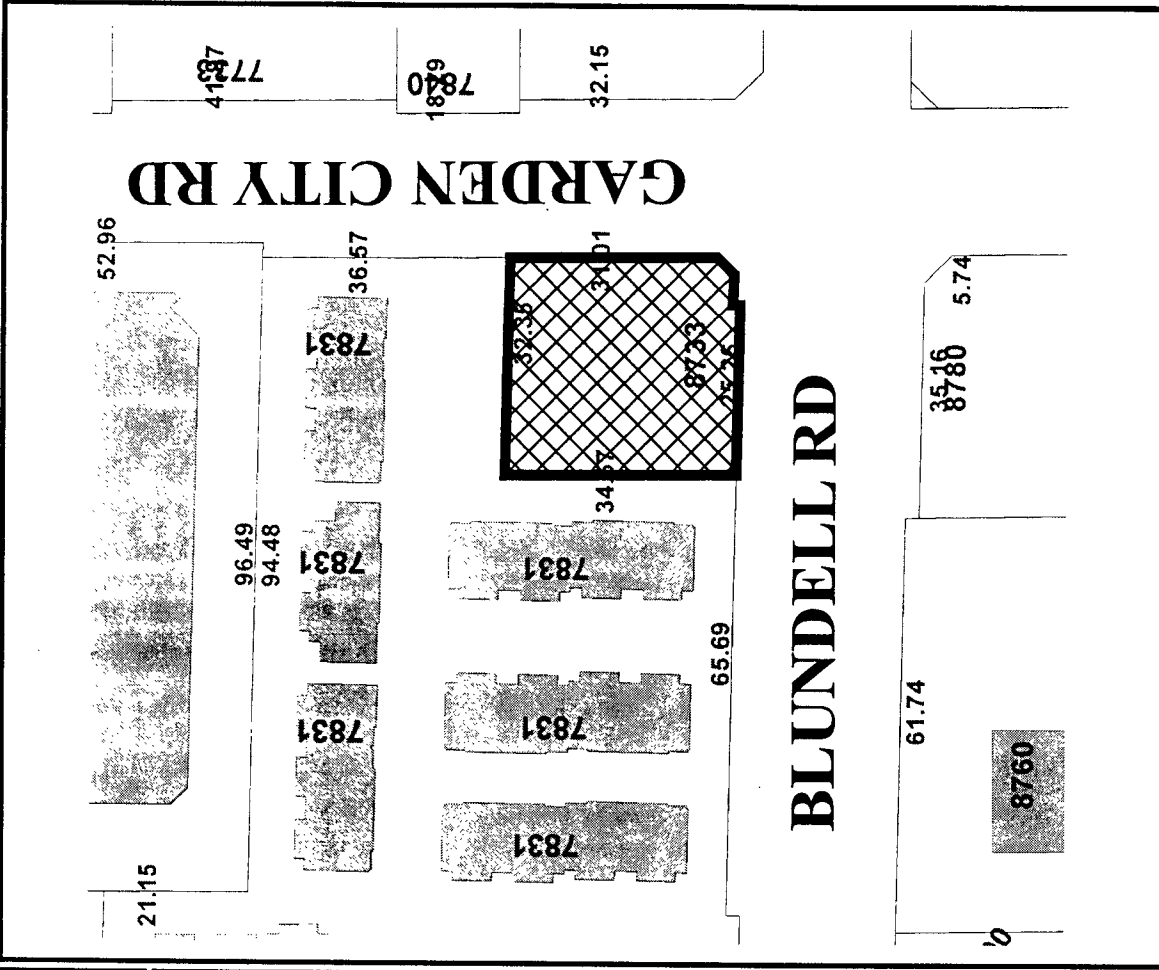
There are requirements to be dealt with prior to final adoption:  
Development requirements, specifically:

- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

# City of Richmond



## PROPOSED REZONING

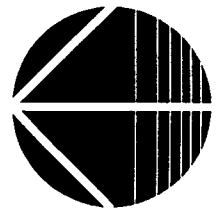


Original Date: 07/30/03

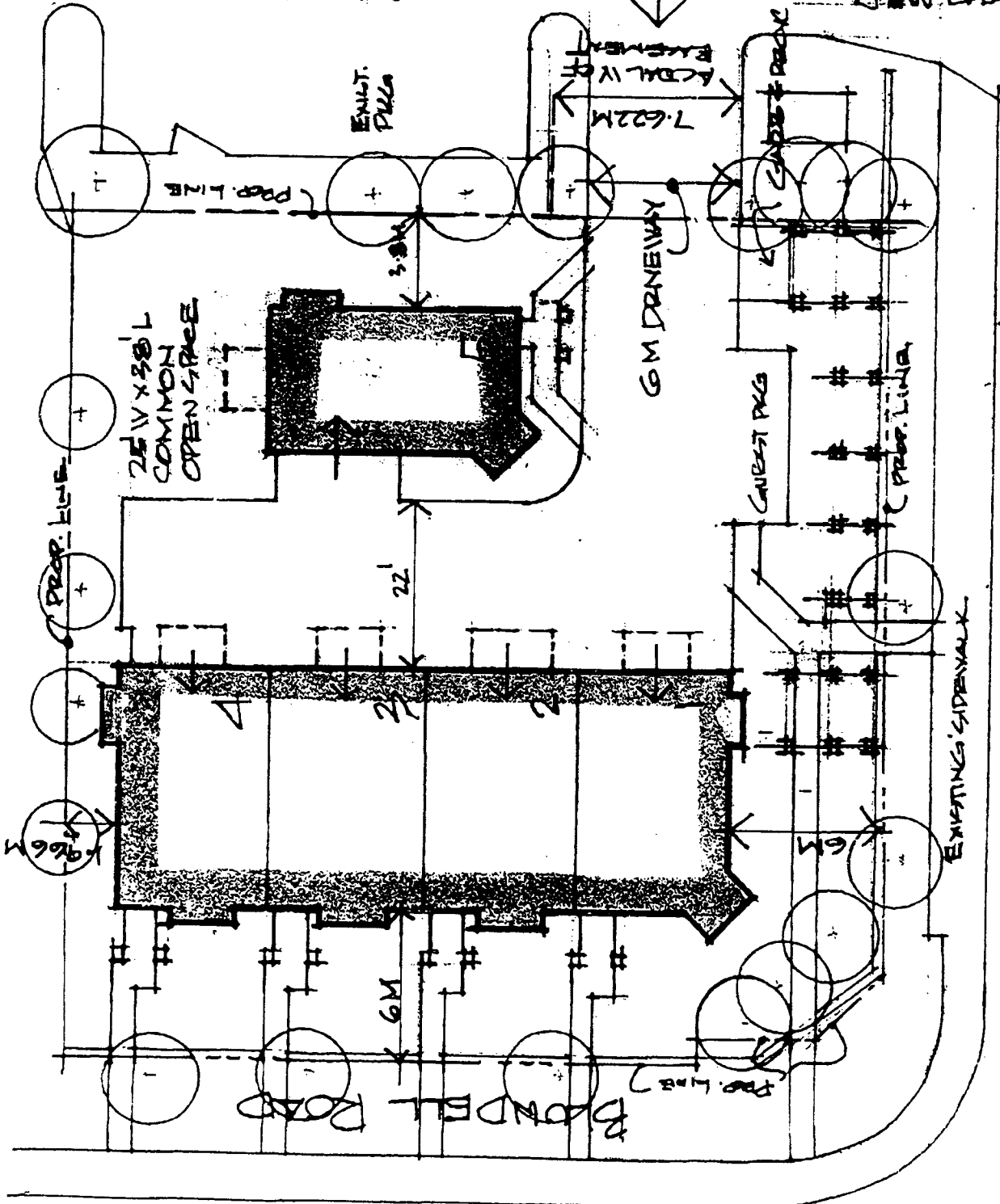
Revision Date:

Note: Dimensions are in METRES

# RZ 03-242688



NOTE: EXISTING TREES SHOWN



SITE DATA

LEGAL DESCRIPTION:  
LOT 'A' PLAN LMP 12003  
SITE AREA 11,923 SQ FT.

DEVELOPMENT DATA

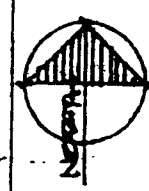
5 TOWNHOUSES @ 1600 SQ FT  
= 8,000 SQ FT  
F.F.R. = .67  
COVERAGE = 27.6%

NEW ACCESS AS  
FEEL DEVELOPMENT  
PLAN LMP 12690

SUITE TOWNHOUSES

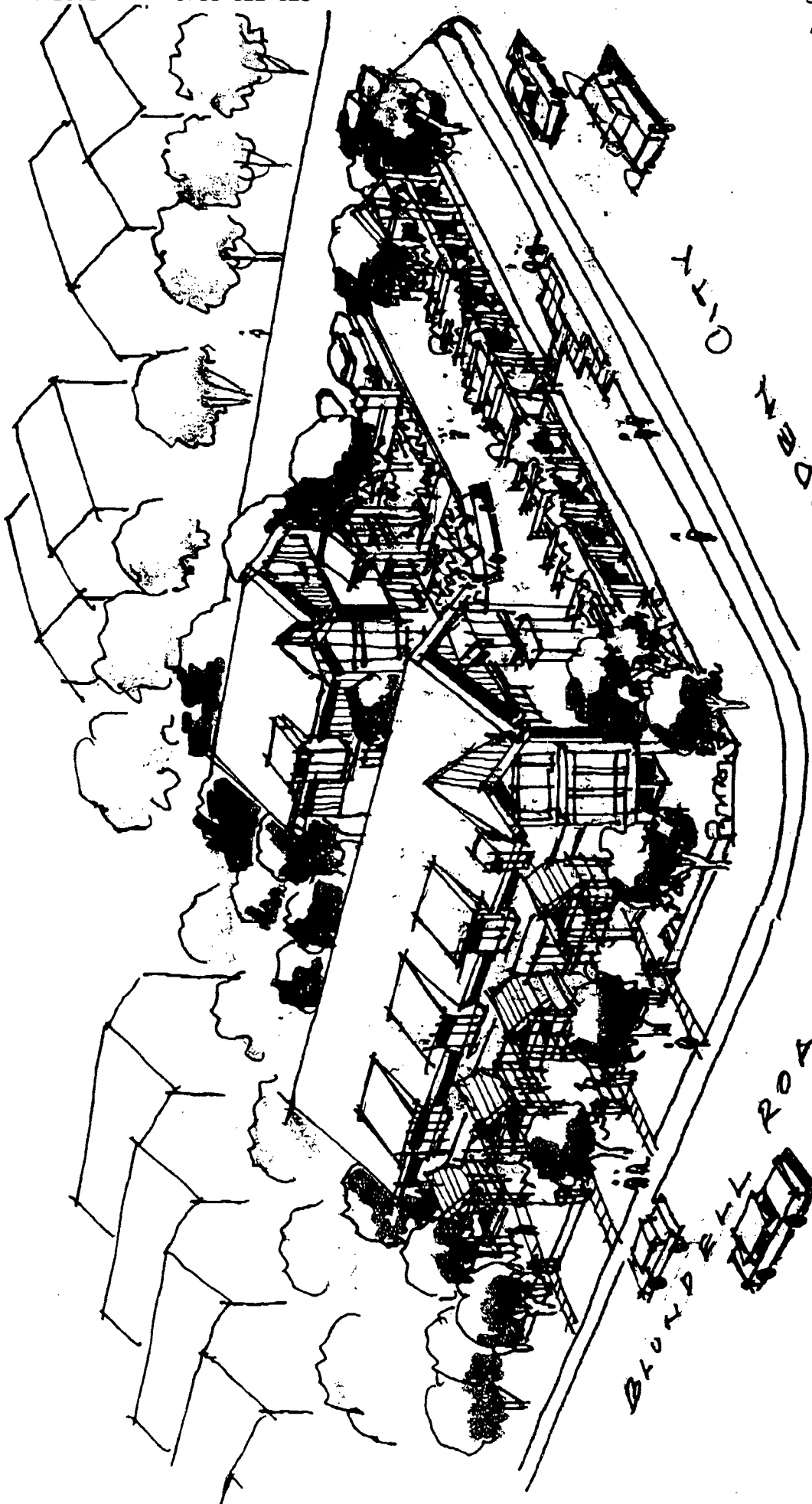
STESS BLUNDELL DR  
RICHMOND, B.C.  
FILE # Z03 242658

SEPT. 19, 2003  
William Rhone Architect  
2178 Bartlett Ave  
Victoria, BC  
Canada V8S 2P9



GARDEN CITY ROAD

DEVELOPMENT PLAN



~~SUNIT TOWNHOUSE~~  
~~CARRINGTON & BUNDALL~~  
 RICHMOND, B.C.

William Rhone Architect  
 2178 Bartlett Ave  
 Victoria, BC  
 Canada V8S 2P9

SEP 12 03

VIEW FROM 4-B



Date: 03/09/25 TITLE SEARCH PRINT - NEW WESTMINSTER Time: 13:53:14  
Requestor: (PC89837) CITY OF RICHMOND (PO#15511) Page: 001  
TITLE - BG294088

SECTION 98 LAND TITLE ACT

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BG294088  
FROM TITLE NO: BG294087  
RD180998E

APPLICATION FOR REGISTRATION RECEIVED ON: 17 AUGUST, 1993  
ENTERED: 06 OCTOBER, 1993

REGISTERED OWNER IN FEE SIMPLE:  
T. & M. VENTURES LTD., (INCORPORATION NO. 255609) 204 - 6055 NO.  
3 ROAD RICHMOND B.C. V6Y 2B2

TAXATION AUTHORITY:  
CITY OF RICHMOND

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 018-413-617  
LOT A SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT  
PLAN LMP12003

LEGAL NOTATIONS:

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)  
FILED 10.02.1981 UNDER NO. T 17084 PLAN NO. 61216

HERETO IS ANNEXED EASEMENT BG349300 OVER PART (PLAN LMP12690) OF  
LOT 1 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP5891

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY  
AC86594 1989-04-13 11:38

REGISTERED OWNER OF CHARGE:

TOWNSHIP OF RICHMOND

AC86594

REMARKS: WITH ANCILLARY RIGHTS

INTER ALIA

PART FORM FORMER LOT 2 PLAN LMP5891

STATUTORY RIGHT OF WAY  
BG398741 1993-11-03 14:55

REGISTERED OWNER OF CHARGE:

CITY OF RICHMOND

BG398741

REMARKS: PLAN LMP13241

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 03/09/25	TITLE SEARCH PRINT - NEW WESTMINSTER	Time: 13:53:15
Requestor: (PC89837)	CITY OF RICHMOND (PO#15511)	Page: 002
	TITLE - BG294088	

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7598 (RZ 03-242688)  
8733 BLUNDELL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

P.I.D. 018-413-617

Lot "A" Section 16 Block 4 North Range 6 West New Westminster District Plan LMP12003

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7598**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 14 2003

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK